



Londonderry Conservation Commission

Tuesday, June 22, 2010

Minutes

Page 1 of 3

1 **Present: Deb Lievens, Gene Harrington, Mike Considine and Mike Speltz**

2
3 D. Lievens called the meeting to order at 7:40 and appointed M. Speltz to vote for Paul Nickerson.

4
5 1 Commons Drive D+F (conceptual)- Joe Maynard of Benchmark Engineering presented a conceptual
6 plan for a new 7,750 square foot commercial building at 1 Commons Drive (map and lot 10-1C) that will
7 eventually require a Dredge and Fill permit from the State. It is currently unknown what businesses will
8 occupy the four or five offices planned for the building but since the process is expected to take some
9 time, J. Maynard would like to apply for the D+F permit now. Before submitting to the Department of
10 Environmental Services, he wanted input from the LCC regarding any potential issues or concerns.

11 Buildings A through D on that lot were constructed in the 1980's while E and F were built in the
12 late 1990's or shortly thereafter. Other buildings approved in the 1980's were never built but the
13 associated detention pond was purposefully oversized at that time in anticipation of future construction.
14 Since its installation, the pond has increased into a man-made wetland, merging with some of the area's
15 existing wetlands. D. Lievens, G. Harrington and P. Nickerson inspected the area with owner Jack
16 Szemplinski a year ago when the new building was first conceived.

17 Of the roughly 9,800 square feet of wetland to be impacted, about 100 sf will result from a
18 necessary adjustment to the invert of the outlet structure in the detention pond. Two other areas of impact
19 on either side of the building to the northeast and southwest will total 4,100 sf and 5,600 sf respectively.
20 J. Maynard supplied pictures of the wetland, showing berms, old culvert pipes and areas improperly
21 graded during construction in the 1980's (before wetland vegetation developed there). D. Lievens asked
22 if those past disturbances might be restored during construction of the new building. J. Maynard replied
23 that the culvert will be removed and that some of the areas that were "pushed up" previously contain
24 materials such as loam that would be utilized during construction.

25 The LCC's main comment was a request to reduce the impervious pavement. J. Maynard said that
26 he could remove three parking spaces since 38 are planned but only 35 are required by Town standards.
27 M. Speltz pointed out that much of the current parking for building F is largely unused. He asked if some
28 of that could be used towards the requirement for the proposed building with a path be added between the
29 two. J. Maynard agreed that the number of existing spaces does exceed the amount actually needed but
30 added that the Town's requirements would not allow the parking areas to be considered as a whole. The
31 situation is further complicated, he explained, by the buildings belonging to different condominium
32 associations. G. Harrington asked if a rain garden could be placed on the roof of the new building to
33 decrease stormwater runoff, even if it will not be counted in the drainage calculations and therefore not
34 reduce the amount of impervious pavement. J. Maynard said he could explore the possibility but added
35 that the Town Engineer is typically apprehensive about drainage systems such as underground or rooftop
36 filtration where regular maintenance is required, because the systems themselves are out of sight and
37 therefore more apt to be "out of mind" on the part of the landowner.

38 J. Maynard said he would attempt to reduce parking area as much as possible and will return with
39 the actual D+F application at a future meeting.

40
41 Accounts (reimbursement/purchase)- **D. Lievens entertained a motion to reimburse the Chair an**
42 **amount not to exceed \$42.22 from the line item budget for long distance phone calls and postage for**
43 **the 2010 fiscal year. G. Harrington so moved. M. Speltz seconded. The motion was approved 4-0-**
44 **0.**

45 Following discussion regarding remaining funds in the line item budget and general supplies
46 needed, **D. Lievens entertained a motion to authorize the Chair to expend an amount not to exceed**



Londonderry Conservation Commission

Tuesday, June 22, 2010

Minutes

Page 2 of 3

47 **\$33.00 from the line item budget to purchase three 10-count boxes of microcassette audio tapes. G.**
48 **Harrington so moved. M. Speltz seconded. The motion was approved, 4-0-0.**
49 (See also the discussion below regarding an additional expenditure).

50

51 Musquash maps- M. Considine and D. Lievens attended the last Londonderry Trailways meeting where it
52 was proposed that they and the LCC split the cost to produce an updated map of the Musquash
53 Conservation Area. The Town GIS Coordinator will be assisting to generate a color version in a larger
54 size (e.g. 11x17), that will include GPS coordinates and identify new and rerouted trails. It is expected
55 the cost will be approximately \$2,000. The LCC decided to contribute \$600 of their remaining funds in
56 the line item budget towards the project. Londonderry Trailways will donate and/or acquire a grant for
57 the balance. **G. Harrington made a motion to authorize the Chair to expend an amount not to**
58 **exceed \$600 from the line item budget towards the cost of the new Musquash maps. M. Considine**
59 **seconded. The motion was approved, 6-0-0.** M. Considine stated that the new maps could be
60 incorporated into a proposed sign project for the Musquash (see next item).

61

62 Musquash signage- M. Considine presented an idea for signage in the Musquash based on a technique he
63 noticed on trails in Santa Fe, New Mexico. He explained that at every intersection along a trail system in
64 Santa Fe, a map is posted which labels each intersection with a number. Every post displays the same
65 map, always placed on its north side and always pointing the reader north. It simplifies locating oneself
66 to the degree that M. Considine said even those with a poor sense of direction should be able to find their
67 way through the Musquash. One Londonderry Boy Scout is already planning on placing posts at as many
68 as 15 intersections in late summer/early fall and will use fundraising to cover the cost. If needed,
69 Trailways will supplement expenses.

70

71 CIP- D. Lievens announced that applications to the Capital Improvements Plan Committee are due July
72 23.

73

74 Environmental Service Program - At the June 8 meeting, D. Lievens said an incoming Londonderry High
75 School senior would be performing 80 hours of work as part of an environmental service program for
76 their biology class. The LCC had been asked if they had any projects the student could perform. D.
77 Lievens has since learned that the student will not be able to coordinate an internship into her schedule. The
78 biology teacher told D. Lievens she would contact her if another possibility arose.

79

80 Aquatic Resource Mitigation Fund- The updated General Provisions have been signed by the Town
81 Manager and notarized. They have been mailed to DES along with insurance information provided by
82 Gove Environmental Services and a copy of the Town Council resolution giving the Town Manager the
83 authority to sign such documents. DES should be presenting to the Governor's Council for their approval
84 in July.

85

86 June 8, 2010 minutes- M. Speltz suggested prior to this meeting that the vote in the June 8 public minutes
87 to approve the May 25, 2010 non-public minutes be amended with the following addition in italics: "G.
88 Harrington made a motion to approve the minutes of the May 25, 2010 non-public session as written and
89 to unseal said minutes *with the exception of one sentence.*" **G. Harrington made a motion to approve**
90 **the minutes of the June 8, 2010 public session as amended. M. Considine seconded. The motion**
91 **was approved, 4-0-0.**

92

93

Regarding the minutes of the June 8 non-public session, M. Speltz suggested changing a word on
line 37 to "estimated" and G. Harrington noted a superfluous "their" on line 44. **M. Speltz made a**



Londonderry Conservation Commission

Tuesday, June 22, 2010

Minutes

Page 3 of 3

94 **motion to approve the minutes of the June 8, 2010 non-public session as amended. G. Harrington**
95 **seconded. The motion was approved, 4-0-0.**

96
97 **G. Harrington made a motion to go into Non-Public Session per RSA 91-A:3 for the purpose of**
98 **discussing possible land acquisitions as well as the potential release of portions of non-public**
99 **minutes regarding possible land acquisitions. M. Speltz seconded.**

100
101 **Roll call vote: Aye, Mike Speltz; Aye, Mike Considine; Aye, Gene Harrington and Aye, Deb**
102 **Lievens.**

103
104 **G. Harrington made a motion to go out of Non-Public Session. M. Considine seconded. The motion**
105 **was approved, 4-0-0.**

106
107 **G. Harrington made a motion to seal the minutes of the Non-Public Session indefinitely. M.**
108 **Considine seconded. The motion was approved, 4-0-0.**

109
110 **G. Harrington made a motion that the minutes of the 2004 and 2008 Londonderry Conservation**
111 **Commission non-public sessions be unsealed, except for those parts redacted because they involve**
112 **personal information, negotiation methods and/or potential or ongoing transaction. M. Considine**
113 **seconded. The motion was approved, 4-0-0.**

114
115 Non-public minutes- The LCC will continue the annual review of its non-public minutes at the July 13
116 meeting, time permitting, with the evaluation of the remainder of the 2006 and 2007 non-public sessions
117 not already reviewed.

118
119 The meeting adjourned at approximately 9:30.

120
121 Respectfully submitted,

122
123
124
125 Jaye Trottier
126 Secretary